



Report to Planning & Zoning Commission

Clay County, Missouri

Case Number	December 15-143 RZ/P
Case Type	Rezoning & Preliminary Plat
Project Name	Thompson Ridge

Applicants/Owners	James R. and Edna R. Thompson 16821 NE 184 th Street Holt, MO 64048
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Request	Rezoning from Agricultural (AG) to Residential Ranchette (R-5) District with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) for ONLY Lot 1 and Residential Urban Rural Single-Family (RU-80) District for ONLY Lot 2 <i>AND</i> Preliminary Plat approval of <u>Thompson Ridge</u>
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Application Submittal	2015-11-02
Public Notice Published	2015-11-12
Neighbor Letters Sent	2015-11-13
Report Date	2015-11-23

REPORT AUTHOR(S)	Debbie Viviano, Planner Kipp Jones, Manager
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Recommendation	APPROVAL with conditions
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Report to Planning & Zoning Commission

Clay County, Missouri

General Information

Site Location:	approximately 16821 NE 184 th Street Section 10 Township 53 Range 31
Site Size:	10.03± Acres
Existing Landuse & Zoning:	Agricultural (AG)
Zoning/Platting History:	None
Surrounding Landuse & Zoning:	<ul style="list-style-type: none">North – Agricultural (AG), Residential Rural & Low-Density (R-1A & R-1) zoned landEast – Agricultural (AG) & Residential Rural & Low-Density (R-1 & R-1A) zoned landSouth – Agricultural (AG) & Residential Rural (R-1) zoned land, the City of Kearney (1½ miles)West – Residential Rural (R-1) & Agricultural (AG) zoned land

Current Conditions:



Courtesy Clay County Assessor,
GIS/Mapping



Courtesy Microsoft® Bing™



Report to Planning & Zoning Commission

Clay County, Missouri

Assessment

James and Edna Thompson are requesting **Rezoning** approval from Agricultural (AG) district to Residential Ranchette (R-5) District with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) for ONLY Lot 1 and Residential Urban Rural Single-Family (RU-80) District for ONLY Lot 2 of Thompson Ridge, 10.03± acres and **Preliminary Plat** approval.

The Thompsons wish to split this parcel into two lots: Lot 2 has an existing farmhouse, detached garage, and shed (16821 NE 184th Street); Lot 1 has no existing structures and their desire is for their Son to build on this lot.

2008 Comprehensive Plan Considerations

The Comprehensive Plan ("Plan") indicates that the subject property is located in the **RURAL LOW DENSITY TIER**.

The following tables illustrate two (2) of the most pertinent policies shaped by the Plan. The first (1st) table shows the land use tiers and corresponding guidelines, and the second (2nd) explains the exceptions to the 20-acre minimum lot size policy as directed by the Plan.

Table 4.2 - Land Use Planning Tiers - Presented on the Planning Tier Map			
	Natural Resources Tier ⁺ (Yellow)	Rural Low-Density Tier ⁺ (Green)	Urban Services Tier ⁺ (Salmon)
Intent	Support continued agricultural uses in areas beyond near- and long-term urban service extensions.	To accommodate low density rural uses in areas located beyond anticipated city annexation areas.	To promote urban development compatible with the long range growth plans of adjoining cities.
Primary Uses	Agricultural-related uses, natural resources	Agricultural crop lands, livestock grazing, woodlands, grasslands, rural residences	Urban density residential and non-residential
Residential Uses	Rural Density: 1 dwelling unit per 20+ acres.	Rural Density; Rural Residential Density; low-density rural residential development: 1- dwelling unit per 20+ acres, or 1- farmstead dwelling on 5+ acres; Suburban Density: moderate-density development on municipal-level services: up to 4- units per acre.	Suburban Density: moderate-density development on municipal-level services: up to 4- units per acre. Urban Density: development on municipal-level services: greater than 4- units per acre. 20-acre minimum for agricultural and rural residential uses until such time as urban development occurs.
Non-Residential Uses	Farm service related, recreation	Farm service related, recreation	Recreation, limited commercial and industrial consistent with the long range growth plans of adjoining cities.
Minimum Sanitary Sewer Provisions	On-site septic, Community Wastewater Facility if indicated by LESA guidance.	On-site septic, Community Wastewater Facility if indicated by LESA guidance.	Municipal Wastewater Treatment Plant connection for Suburban Density or greater. ⁽³⁾
Zoning Districts	Ag-related zoning districts; Open Space & Parks; non-agricultural zoning if on strict standards (not including Res. Low Density, such as on 3-acre lots).	Ag-related zoning districts; Open Space & Parks; non-agricultural zoning if on strict standards (not including Res. Low Density such as on 3-acre lots).	Open Space & Parks; and residential districts through general industrial (not including Res. Low Density such as on 3-acre lots). AG, Agricultural zoning is appropriate until full range of urban services available.

⁽³⁾ On-site septic allowed for agricultural uses only.

* The **Planning Tier Map** notes a special designation of areas within one mile of each city: "1-Mile Urban Coordination Sub-Tier" where advise-and-consent should be solicited from the designated city. The applicant will be required to submit a letter from the city of jurisdiction concerning the proposal. The Clay County Planning and Zoning Commission may consider the letter as a non binding city recommendation for Clay County to consider in their deliberations.



Report to Planning & Zoning Commission

Clay County, Missouri

Table 4.3 – Option B for Land Use Tier Implementation: Transition Policy Procedures			
	Natural Resources Tier* (Yellow)	Rural Low-Density Tier (Green)	Urban Services Tier (Salmon)
Intent	Exceptions from 20-acre minimum lot size in Ag-districts		phasing in of new regulations
Density Exceptions for Legal Lots of Record as of the date of Revision of the Land Development Code	Subdivision of land to 5+acre lots, provided that 50% of the subdivided parcel is preserved, such as in an agriculture deed restriction.		Subdivision of land to 10+acre lots, provided that a "shadow plat" at urban density is approved, and—for plats within one mile of a city—the city's issues have been addressed.
Other Exceptions	Or, subdivision of land to 10+acre lots, provided that a "shadow plat" at urban density is approved.		City within one mile may review and recommend other exceptions granted in other tiers, provided a "shadow plat" at urban density is approved.

* The Natural Resources Tier includes an "Urban Services Transition Sub-Tier" area along M-92 and C-Highways that extends where urban development is influenced by the urban highway; yet remains within the Natural Resources Tier designation for purposes of enhanced environmental review and scrutiny.

** A "Farmstead Dwelling" is the original residence built and initially occupied by a farm family, regardless of whether the current household occupant is associated with farming.

The subject request meets the spirit and jest of the 2008 Comprehensive Plan, as the applicant/owner is proposing an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) on at least 5+ acres for proposed Lot 1, and Lot 2 is an existing farmstead dwelling.

Character of the General Neighborhood

Agricultural (AG) and Residential Rural (R-1) zoned property is each direction of the property. 33 Highway borders the unplatted 67+acre Agricultural (AG) zoned southeast portion of the Thompson property, Residential Rural Density (R-1A) land is also to the east. The City of Kearney is about 1 and ½ miles to the south of the property. [see Attachment B].

LDC Considerations

The rezoning application was properly noticed in the Kearney Courier on November 12, 2015. Adjacent property owners within the statutory law mandated 1,000 foot distance were notified by means of a certified letter mailed on November 13, 2015. The petitioner should fully address the five (5) rezoning criteria in the Land Development Code (LDC) which requires the following standards be met with a rezoning application (*Section 151-3.3 F*):

1. Whether or not the proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition in the area;
2. Whether or not the proposed amendment is consistent with the *Comprehensive Plan* and the stated purpose and intent of Sec. 151-1.7;
3. Whether or not the proposed zoning district as a whole allows development that is compatible with existing uses and zoning of nearby property;
4. Whether or not the county and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development; and
5. Whether or not the proposed amendment would result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, storm water management, and natural resources.



Report to Planning & Zoning Commission

Clay County, Missouri

Outside Agency Review

The Public Water Supply District No. 3 (PWSD #3) has indicated water is available for Thompson Ridge Lot 1 upon request.

The Clay County Highway Department has noted Thompson Ridge meets the specifications for the Manual on Uniform Traffic Control Devices (MUTCD) requirements and Clay County Highway Department standards for driveway requirements. The road surface of NE 184th Street is an asphalt surfacing. An Application for Waiver of Road Impact Fees (RIF) was submitted and has been approved by the Highway Department.

The Clay County Health Department has given preliminary and final approval. The Holt Fire Department serves this property.

Findings

Road Impact Fees (RIF) are not required for Lot 1 as a waiver request for a family member was approved by the Clay County Highway Department. However, the waiver is not lastly approved until the Planning and Zoning Commission and the County Commission have approved.

Recommendations

It is the recommendation of Staff that the request for **Rezoning** from Agricultural (AG) district to Residential Ranchette (R-5) with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) for ONLY Lot 1 and Residential Urban Single-Family (RU-80) District be **approved**, subject to the petitioner addressing all rezoning standards.

Staff recommends the **Preliminary Plat** of Thompson Ridge be **approved**, with the following conditions as shown on Exhibit A:

Exhibit A

1. Lot 1 is subject to Road Impact Fees (RIF) fees unless the waiver is approved by the Planning and Zoning Commission and the County Commission.
2. The following corrections to the recording copies of the Final Plat:
 - a. CHANGE: 857.37 feet in legal description ---to **854.37 feet**

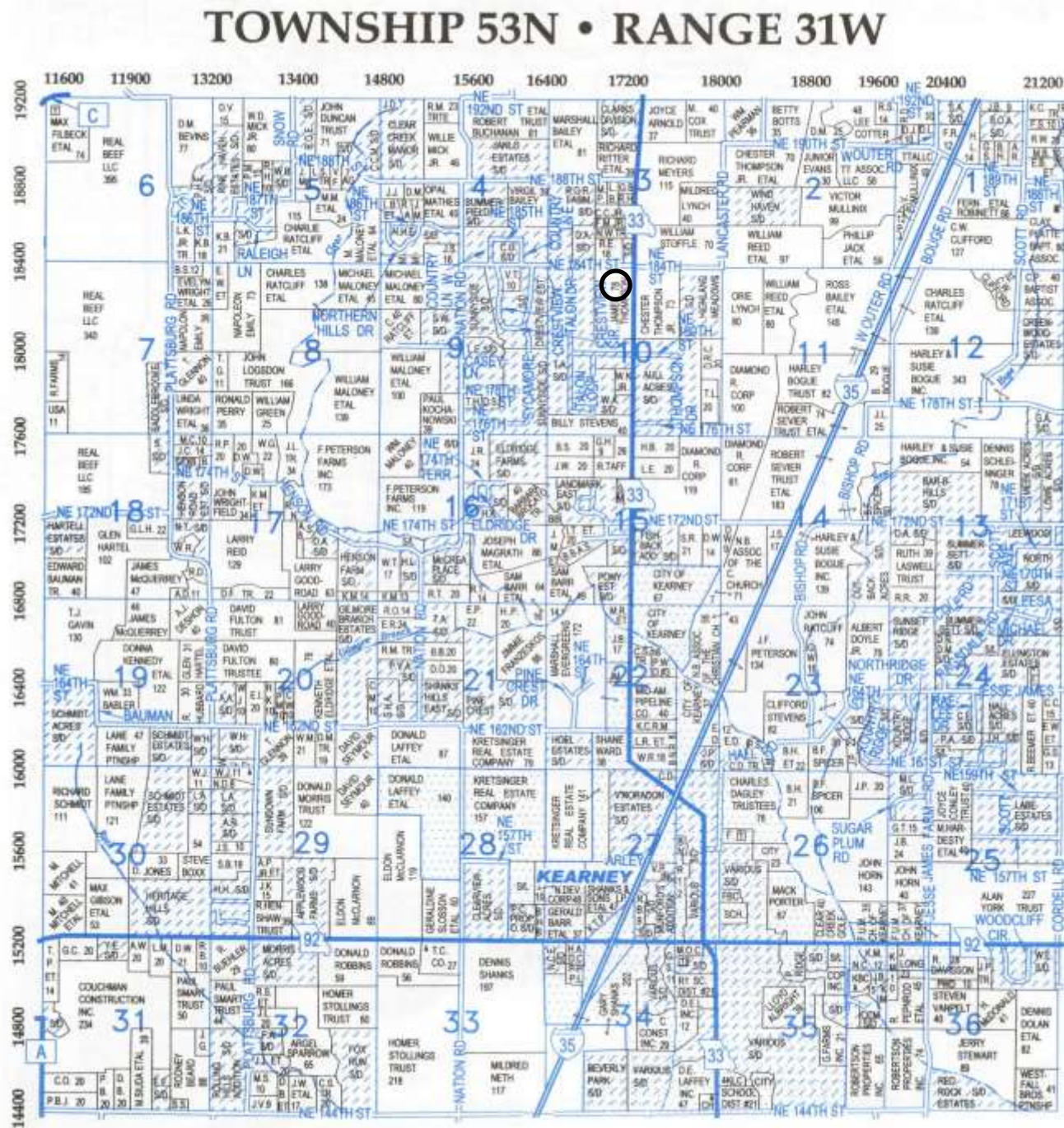


Report to Planning & Zoning Commission

Clay County, Missouri

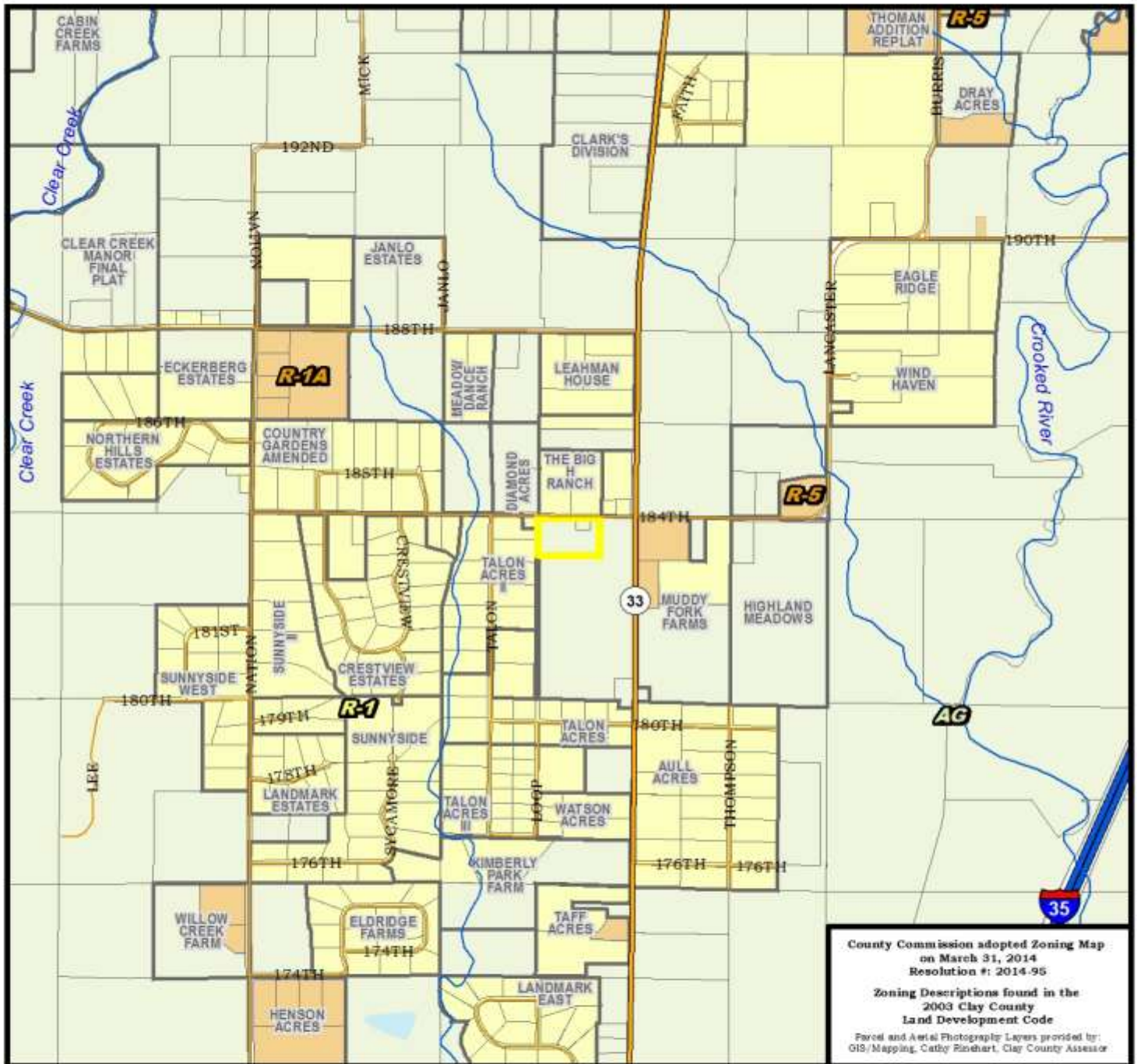
Attachments

December 15-143RZ/P – Thompson Ridge Attachment A – Vicinity Map



Dec 15-143RZ/P – Thompson Ridge

Attachment B - Existing Conditions Map



County Commission adopted Zoning Map
on March 31, 2014
Resolution #: 2014-95

Zoning Descriptions found in the
2003 Clay County
Land Development Code

Parcel and Aerial Photography Layers provided by:
GIS/Mapping, Cathy Rinehart, Clay County Assessor

Map Document: G:\GIS\Project_Files\Activity Map - 8 x 11 P.mxd
11/24/2015 -- 10:35:18 AM

Planning & Zoning Department

1 inch = 2,000 feet
1 inch = 0.38 miles

LEGEND

- Property Line
- Roads
 - Interstates
 - State Highways
 - Local Roads
 - Highway Ramps
- Streams (EPA)
- Railroads
- Subdivisions
- City Limits
- Parks
- County Boundaries

- Zoning Districts
- C-1
 - C-2
 - C-3
 - I-1
 - I-2
 - OP
 - AG
 - R-1
 - R-1A/R-5
 - R-1B/RU
 - R-2

Dec 15-143RZ/P – Thompson Ridge

Attachment C - Site Plan Map



County Commission adopted Zoning Map
on March 31, 2014
Resolution #: 2014-95
Zoning Descriptions found in the
2003 Clay County
Land Development Code
Parcel and Aerial Photography Layers provided by:
GIS/Mapping, Cathy Rinehart, Clay County Assessor

Planning & Zoning Department

1 inch = 150 feet
1 inch = 0.03 miles

LEGEND

- Property Line
- Streams (EPA)
- Railroads
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